SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISE
800 Cooper Street,
3rd Floor,
Camden, NJ 08102-1155

THIS AGREEMENT, made and entered into this date by and between

KL Holdings, LLC
whose address is
800 Cooper St., Ste 550 #840
Camden, NJ 08102-1143

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease: to establish the effective date of the lease and clarify the rental payments.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, July 10, 2012, as follows:

A. Paragraph 2 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 15, 2012 through July 14, 2022 subject to termination and renewal rights as may be hereinafter set forth."

This SLA contains 2 pages.
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Contracting Officer (Official Title)

Lessor & Government
B. Paragraph 3 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent in arrears as follows:

<table>
<thead>
<tr>
<th></th>
<th>July 15, 2012 through Acceptance and Completion of Tenant Improvements</th>
<th>Acceptance and Completion of Tenant Improvements for five (5) Consecutive Years</th>
<th>Five years after the Acceptance and Completion of Tenant Improvements through July 14, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Shell Rent</td>
<td>$90,141.54</td>
<td>$90,141.54</td>
<td>$90,141.54</td>
</tr>
<tr>
<td>Amortized Annual Cost of Tenant Improvements</td>
<td>$0.00</td>
<td>$35,992.64*</td>
<td>$0.00</td>
</tr>
<tr>
<td>Annual Cost of Services</td>
<td>$67,938.42</td>
<td>$67,938.42</td>
<td>$67,938.42</td>
</tr>
<tr>
<td>Total Annual Rent</td>
<td>$158,079.96</td>
<td>$194,072.60</td>
<td>$158,079.96</td>
</tr>
</tbody>
</table>

Renewal Option 1, July 15, 2022 through July 14, 2027

| Annual Shell Rent    | $96,231.58                                                            |
| Annual Cost of Services | Annual Cost of Services basis shall continue from Year 10 of the existing lease term. Option term is subject to continuing annual adjustments. |

*The Tenant Improvement costs are being amortized at a rate of 7% per annum over 5 years.

The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of $151,475.00, or $25.00 per ANSI/BO MA Office Area Square Foot, which is included in the rent, using the 7% amortization rate over the firm term of 5 years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 7% amortization rate.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease.*

C. The payment associated with the alterations outlined in SLA #1 will not commence until both the Tenant Improvements and installation of the blast resistant window film in the space are completed and the space is inspected and accepted by the Government. An SLA detailing the final TI allowance utilized will be issued upon acceptance and completion of the Tenant Improvement alterations and installation of the blast resistant window film.